

**STATE OF LOUISIANA
PARISH OF WASHINGTON
MORTGAGE CERTIFICATE GOOD FOR ONLY 90 DAYS**

MORTGAGE CERTIFICATE

I, Traci Thomas, the undersigned Deputy Clerk of Court and Ex-Officio Recorder of Mortgages in and for the Parish of Washington, State of Louisiana, do hereby certify that I have made a careful examination of the indices of the mortgage records of the Parish of Washington, State of Louisiana, in the exact names(s) shown below affecting the property described hereinbelow. Although this certificate may show additional names similar to the names(s) listed below, this certificate only certifies the exact name(s) stated below in accordance with La. R.S. 9:2743.

I hereby certify that there are no mortgages, liens, judgments or other instruments evidencing privileges in the exact name(s) affecting the herein below described property except as shown below:--

NAME(S)

- 1. TERRY A. QUINN**
- 2. TERRY QUINN**

DESCRIPTION OF PROPERTY

All that certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the City of Bogalusa, Parish of Washington, State of Louisiana, in Township 3 South, Range 13 East Headright 38 being, being 1.5082 acres of land, more or less, and commencing at the intersection of the north margin of Third Street and the west margin of South Border Drive, thence in a northerly direction along the west margin of South Border Drive a distance of 186.72; thence turn an angle of 71 degrees 9 minutes to the left and run a distance of 169.30 feet to the point of beginning; thence run an angle of 37 degrees 14 minutes to the right and run a distance of 293.89 feet to the north line of Headright 38; thence turn an angle of 80 degrees 48 minutes to the left and run along the north line of Headright 38 distance of 183.75 feet; thence turn an angle of 89 degrees 38 minutes to the left and run a distance of 353.35 feet; thence turn an angle of 90 degrees to the left and run a distance of 126.00 feet; thence turn an angle of 75 degrees 40 minutes to the right and run a distance of 90.05 feet to the point of beginning.

OTHER THAN:

1.

FIXED RATE HOME EQUITY CONVERSION MORTGAGE: Executed by Terry A Quinn in the presence of Michael P. Bono, Notary Public, dated August 9, 2012, in favor of Mortgage Electronic Registration Systems Inc. ("MERS") as nominee for Lender, Eustis Mortgage Corporation; The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note")...Note, up to a maximum principal amount of \$144,000.00...; The full debt, including amounts described in (a), (b), and (c) above, if not paid earlier, is due and payable on April 27, 2096; of record in MOB 957 Page 409 of the official records of Washington Parish, Louisiana.

2.

FIXED RATE HOME EQUITY CONVERSION SECOND MORTGAGE: Executed by Terry A Quinn in the presence of Michael P. Bono, Notary Public, dated August 9, 2012, in favor of Secretary of Housing and Urban Development; The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Second Note")...Second Note, up to a maximum principal amount of \$144,000.00...The full debt, including amounts described in (a), (b), and (c) above, if not paid earlier, is due

and payable on April 27, 2096; of record in MOB 957 Page 422 of the official records of Washington Parish, Louisiana.

3.

CORPORATE ASSIGNMENT OF MORTGAGE: Date of Assignment: November 10th, 2020, Assignor: Mortgage Electronic Registration Systems, Inc. as nominee for Eustis Mortgage Corporation, its successors and/or assigns, Assignee: Nationstar Mortgage LLC DBA Champion Mortgage Company at 8950 Cypress Waters Blvd, Coppell, TX 75019; Executed By: Terry A. Quinn To: Mortgage Electronic Registration Systems, Inc. as nominee for Eustis Mortgage Corporation, Date of Mortgage: 08/09/2012 Recorded: 08/21/2012 in MOB: 957 Folio: 409 as Registry Number: 2012-004198 in the Parish of Washington, State of Louisiana. Property Address: 220 Beall St., Bogalusa, LA 70427; ...that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$144,000.00 with interest, secured thereby...; of record in MOB 1203 Page 37 of the official records of Washington Parish, Louisiana.

4.

ASSIGNMENT OF MORTGAGE: For good and valuable consideration, the sufficiency of which is hereby acknowledged, the undersigned, Nationstar Mortgage LLC D/B/A Champion Mortgage Company, whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019, (Assignor), does hereby grant, assign and transfer to Mortgage Assets Management, LLC, whose address is 12345 N Lamar Blvd Ste 125, Austin, TX 78753, (Assignee), its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with that certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon; Date of Mortgage: 8/9/2012, Original Loan Amount: \$144,000.00, Executed by (Borrower(s)): Terry A. Quinn, Original Lender: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Eustis Mortgage Corporation, its successors and assigns, Filed of Record: In Mortgage Book/Liber/Volume 957, Page 409, Document/Instrument No: 2012-004198 in the Recording District of Washington, LA, recorded on 8/21/2012...Date: 8/27/2021; of record in MOB 1226 Page 370 of the official records in Washington Parish, Louisiana.

5.

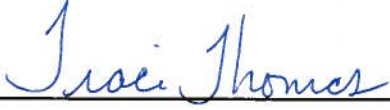
NOTICE OF SEIZURE: In the matter styled Mortgage Assets Management, LLC Versus No. 121288 Terry A. Quinn A/K/A Terry Quinn, 22nd Judicial District Court, Parish of Washington, State of Louisiana; To the Clerk of Court and Ex-Officio Recorder of Mortgage in and for the Parish of Washington, State of Louisiana, and all other persons concerned. NOTICE is hereby given that I am this day seizing, in accordance with the provisions of R. S. 13:3851 through 13:3861, the following described property, to-wit:...; as the property of Terry A. Quinn A/K/A Terry Quinn under a Writ of SEIZURE issued on September 2, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$146,918.00, with interest, attorney fees, and costs, this the 28th day of May, 2026; signed By: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1365 Page 350 of the official records of Washington Parish, Louisiana.

6.

AMENDED NOTICE OF SEIZURE: In the matter styled Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for Onity Loan Acquisition Trust 2025-HB2 Versus No. 121288 Terry A. Quinn A/K/A Terry Quinn, 22nd Judicial District Court, Parish of Washington, State of Louisiana; To the Clerk of Court and Ex-Officio Recorder of Mortgage in and for the Parish of Washington, State of Louisiana, and all other persons concerned. NOTICE is hereby given that I am this day seizing, in accordance with the provisions of R. S. 13:3851

through 13:3861, the following described property, to-wit:...; as the property of Terry A. Quinn A/K/A Terry Quinn under a Writ of SEIZURE issued on September 2, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$146,918.00, with interest, attorney fees, and costs, this the 15th day of June, 2026; signed By: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1367 Page 431 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 16TH DAY OF JUNE, 2026 AT 3:07 P.M.



TRACI THOMAS, DEPUTY CLERK OF COURT

THIS MORTGAGE CERTIFICATE IS CERTIFIED BACK FOR A PERIOD OF 40 YEARS FROM THE DATE OF THIS CERTIFICATE AND DOES NOT INCLUDE ANYTHING FILED AFTER 06/16/2026 AT 3:07 P.M.